

# Extract for Planned Development

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## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

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A-5249

East 61<sup>st</sup> Street; the public alley next east of and parallel to South Indiana Avenue; a line 284.3 feet south of and parallel to East 61<sup>st</sup> Street; a line 132 feet east of and parallel to South Indiana Avenue; a line 65 feet south of and parallel to East 61<sup>st</sup> Street; South Indiana Avenue; East 61<sup>st</sup> Street; and a line 170 feet west of and parallel to South Prairie Avenue,

to those of an R3 General Residence District is hereby established in the area above described.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 14-F.*  
(Application Number A-5400)

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the R3 General Residence District symbols and indications as shown on Map Number 14-F in the area bounded by:

the public alley next north of and parallel to West 59<sup>th</sup> Street; a line 25 feet east of and parallel to South Emerald Avenue; West 59<sup>th</sup> Street; and South Emerald Avenue,

to those of a B2-1 Restricted Retail District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 14-G And 16-G.*

(As Amended)  
(Application Number A-5249) IPD 911

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the C1-2 Restricted Commercial District and B4-2 Restricted Service District symbols and indications as shown on Map Numbers 14-G and 16-G in the area bounded by:

the alley next north of and parallel to West 63<sup>rd</sup> Street; South Bishop Street; the alley next north of and parallel to West 63<sup>rd</sup> Street; South Ada Street; West 63<sup>rd</sup> Street; South Ada Street; the alley next south of and parallel to West 63<sup>rd</sup> Street; a line 82 feet west of South Bishop Street; West 63<sup>rd</sup> Street; and South Laflin Street,

to those of a C1-2 Restricted Commercial District and a corresponding use is hereby established in the area above described.

SECTION 2. The Chicago Zoning Ordinance be amended by changing all the C1-2 Restricted Commercial District symbols and indications as shown on Map Numbers 14-G and 16-G in the area bounded by:

the alley next north of and parallel to West 63<sup>rd</sup> Street; South Bishop Street; the alley next north of and parallel to West 63<sup>rd</sup> Street; South Ada Street; West 63<sup>rd</sup> Street; South Ada Street; the alley next south of and parallel to West 63<sup>rd</sup> Street; a line 82 feet west of South Bishop Street; West 63<sup>rd</sup> Street; and South Laflin Street,

to those of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Institutional Planned Development Number. 911*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred seventy-nine thousand three

(179,003) square feet (four and eleven hundredths (4.11) acres) net site area which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property") and is controlled by the applicant, Public Building Commission of Chicago, a municipal corporation possessing eminent domain powers.

2. The applicant ("Applicant") shall obtain all applicable official reviews, approvals or permits which are necessary to implement this planned development. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns, grantees and lessees, and if different than the Applicant, the legal titleholders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder or any ground lessors. Furthermore, pursuant to the requirements of Section 11.1 1- 1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition.
4. This plan of development consists of these seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Land Use Map; a Site and Tower Plan including West and East Details; Building Elevations and a general Landscape Plan including West, East, Fence and Parkway Details prepared by VOA Associates Incorporated, dated April 22, 2004. Full size sets of the Site and Tower Plan and Details, the Landscape Plan and Details and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated herein and these and no other zoning controls shall apply. The planned development conforms to the intent and purpose of the Chicago Zoning Ordinance,

Title 17 of the Municipal Code of Chicago, and all requirements thereof and satisfies the established criteria for approval as a planned development.

5. The uses permitted within the area delineated herein as "Institutional Planned Development" shall be police station, detention facilities, community rooms, accessory parking and other accessory uses, including a telecommunication tower and associated equipment facilities.
6. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as Institutional Planned Development, subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this planned development, subject to review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. Any service drives or other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of

F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.

11. Improvements on the Property, including landscaping and all entrances and exits to the parking areas, shall be designed and installed in substantial conformance with the Site and Tower Plan and Details, the Landscape Plan and Details, and Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Furthermore, new sidewalks adjacent to the Property shall be installed consistent with applicable provisions of the City of Chicago Municipal Code.
12. The improvements in this planned development are to be constructed for and used by the City of Chicago. Therefore, the Applicant shall comply with applicable provisions of the City of Chicago Municipal Code, Article II, Sections 2-92-070 through 2-91-190, the Percent for Public Art Program.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall design, construct and maintain the building located within this planned development consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant shall obtain certification under the Green Building Rating System of the L.E.E.D. for the station and install a vegetative (green) roof on at least fifty percent (50%) of the gross area of the building roof.

15. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the Applicant and after a determination is made by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
16. The construction within this planned development of any telecommunication facilities which includes a tower structure, shall be required to obtain site plan review and approval by the Commissioner of Planning and Development.
17. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire; and the zoning of the Property shall automatically revert to the prior B4-2 Restricted Service District and C1-2 Restricted Commercial District.

[Existing Zoning Map; Planned Development Boundary, Property Line  
and Right-of-Way Adjustment Map; Existing Land-Use Map;  
Site and Tower Plan; Site and Tower Plan -- Details;  
General Landscape Plan; Landscape Plan -- Details;  
Parkway Detail; and Building Elevations  
referred to in these Plan of Development  
Statements printed on pages  
25407 through 25417  
of this Journal.]

Bulk Regulations and Data Table referred to in this ordinance reads as follows:

*Institutional Planned Development Number 911**New 7<sup>th</sup> District Police Station**Bulk Regulations And Data Table.*

Net Site Area:	179,003 square feet* (4.11 acres)
Gross Site Area:	287,360 square feet (6.60 acres)
Public Area Right-of-Way:	108,357 square feet (2.3 1 acres)
Maximum Floor Area Ratio:	0.32
Minimum Number of Off-Street Loading Spaces:	1 at 10 feet by 25 feet
Minimum Number of Off-Street Parking Spaces:	300
Maximum Building Height:	32 feet (excluding mechanical equipment and screening)
Minimum Required Setbacks:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

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(\*Net Site Area includes 3,943.5 square feet of South Bishop Street proposed to be vacated.)

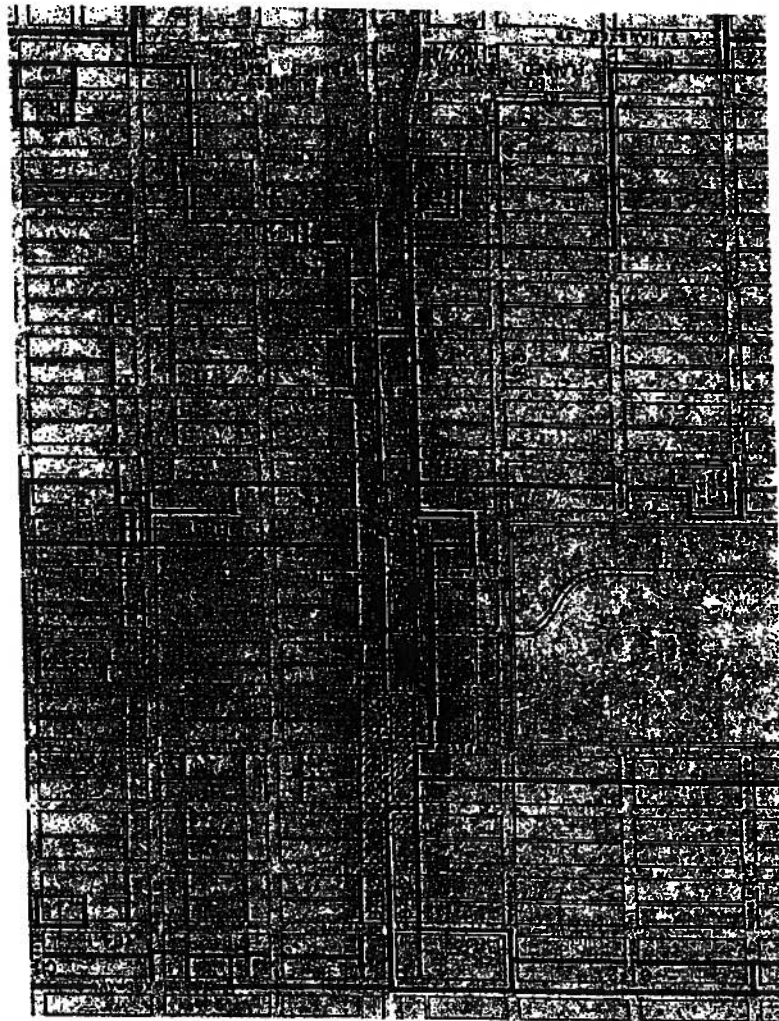


5/26/2004

REPORTS OF COMMITTEES

25407

Existing Zoning Map.



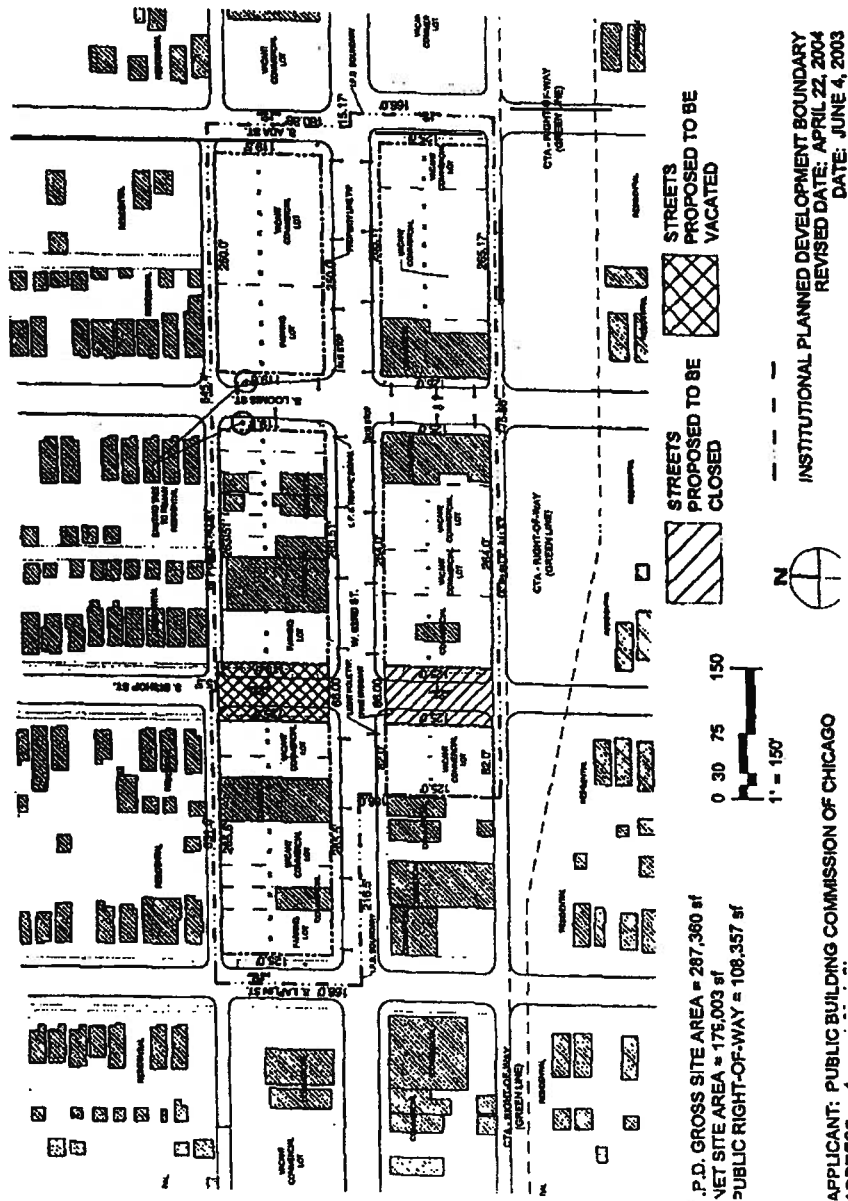
INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARY  
REVISED DATE: APRIL 22, 2004  
DATE: JUNE 4, 2002

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO  
ADDRESS: 1438 W. 63rd St.

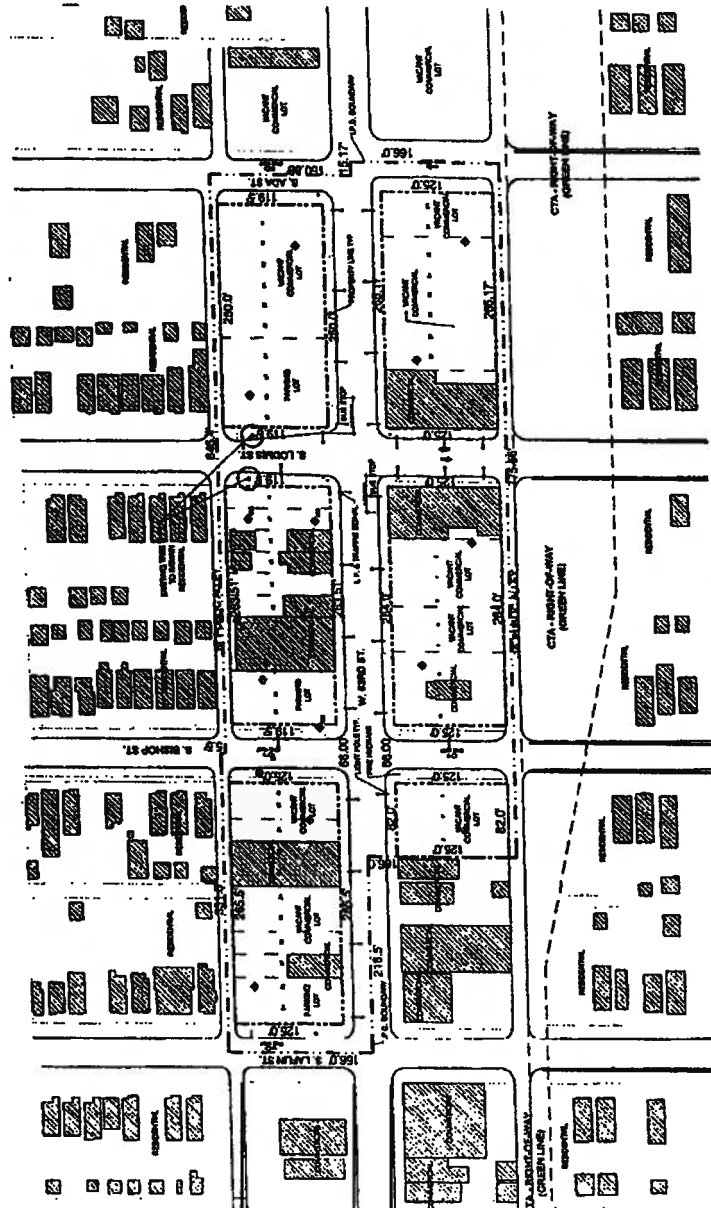
PREPARED BY:  
VOA ASSOCIATES INCORPORATED

CITY OF CHICAGO

Plan Development Boundary, Property Line  
And Right-Of-Way Adjustment Map.



## Existing Land-Use Map.



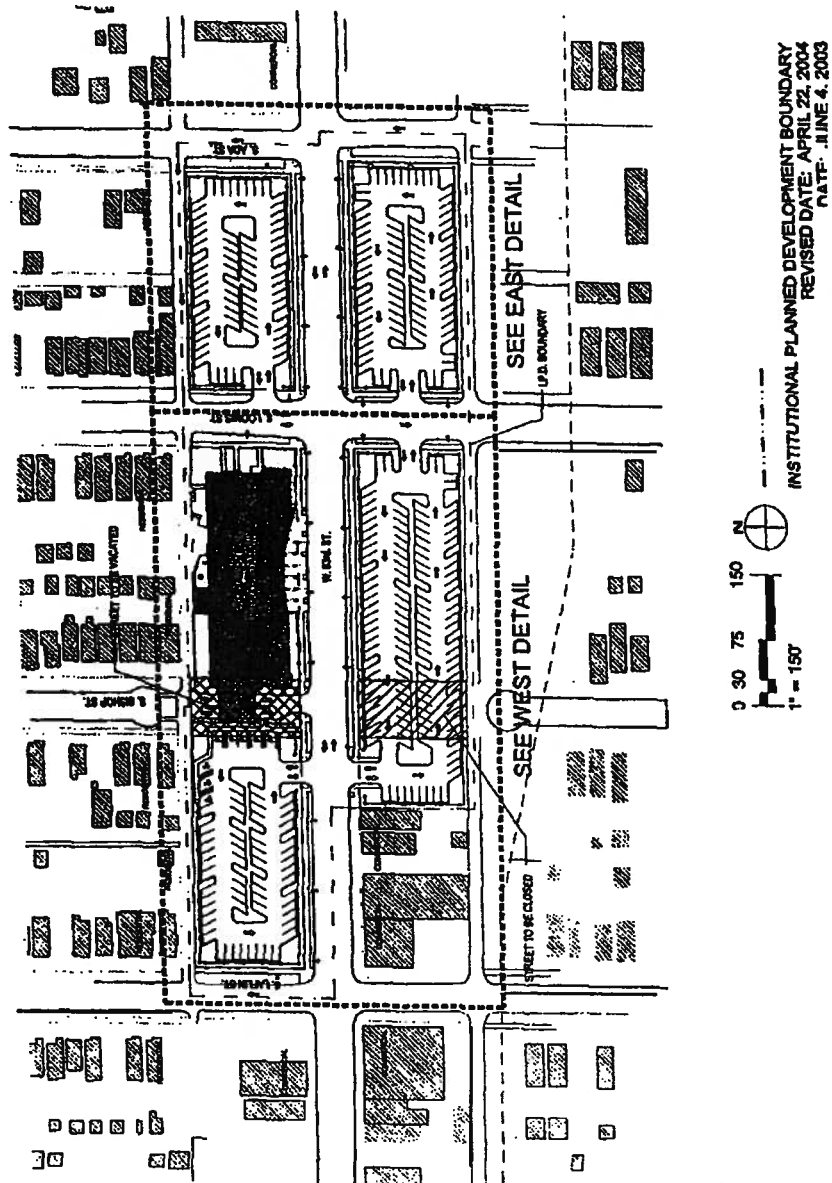
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REVISED DATE: APRIL 22, 2004  
DATE: JUNE 4, 2003

PREPARED BY:  
VOA ASSOCIATES INCORPORATED

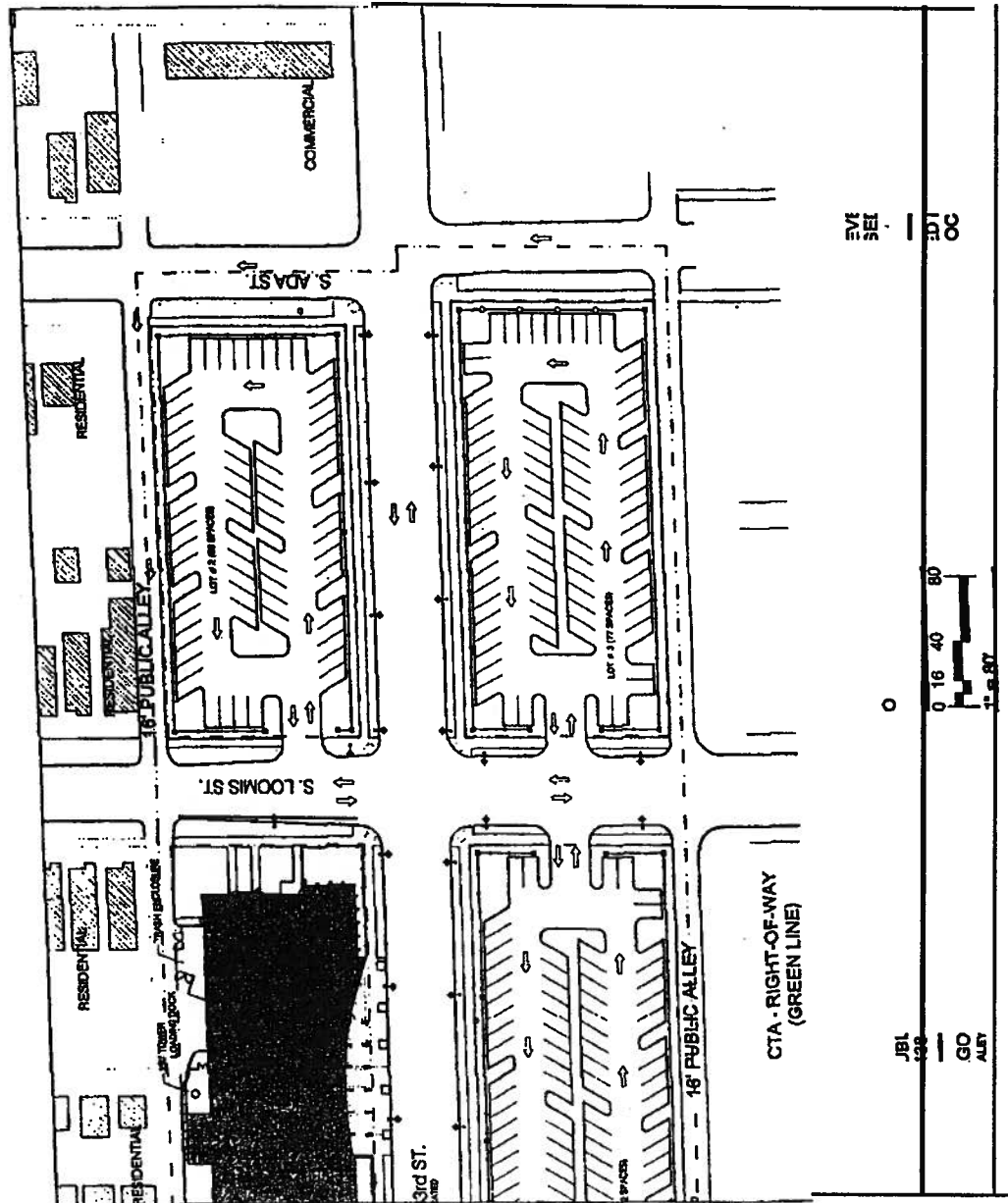
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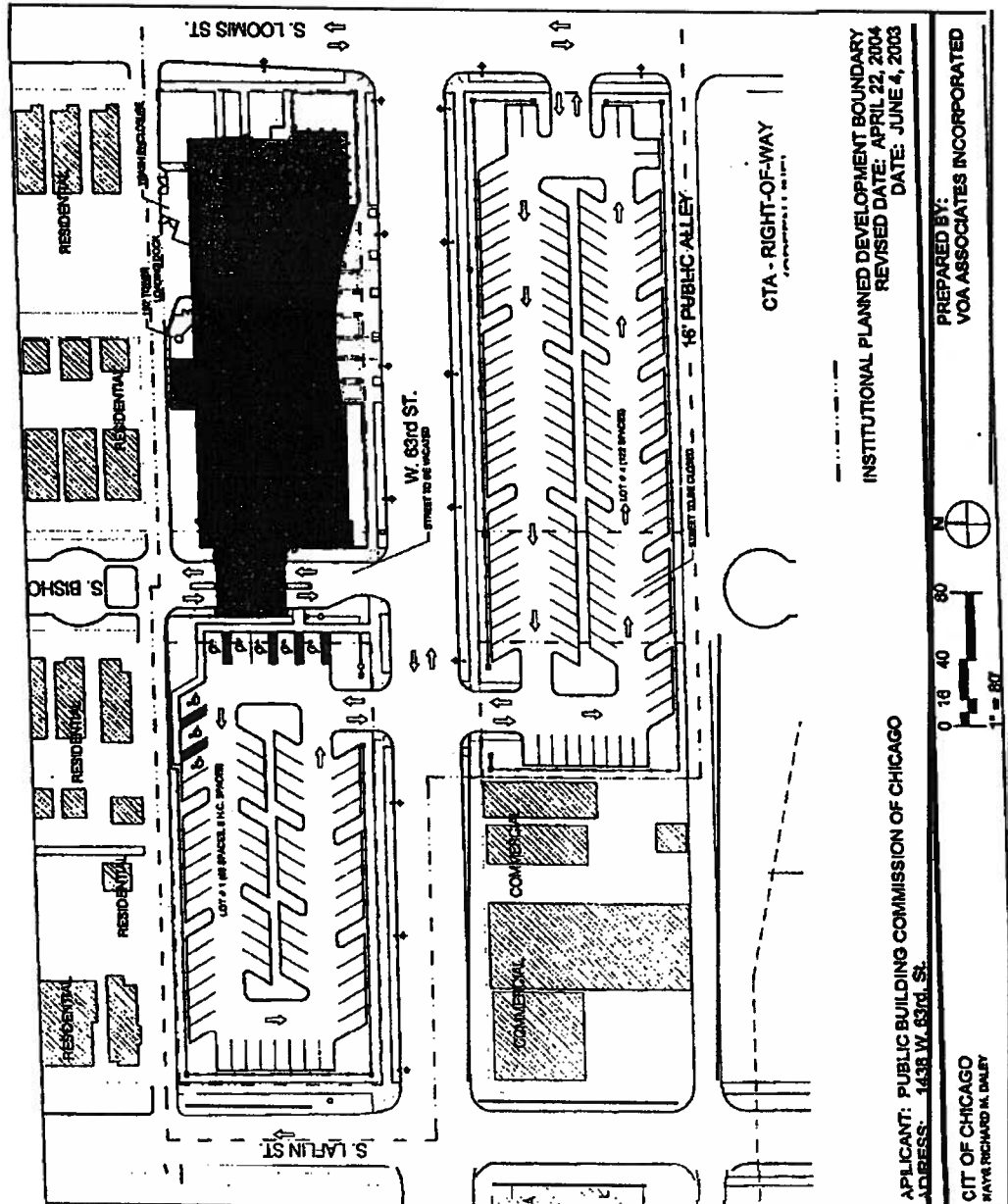
## Site And Tower Plan.



Site And Tower Plan -- East Detail.



Site And Tower Plan -- West Detail.

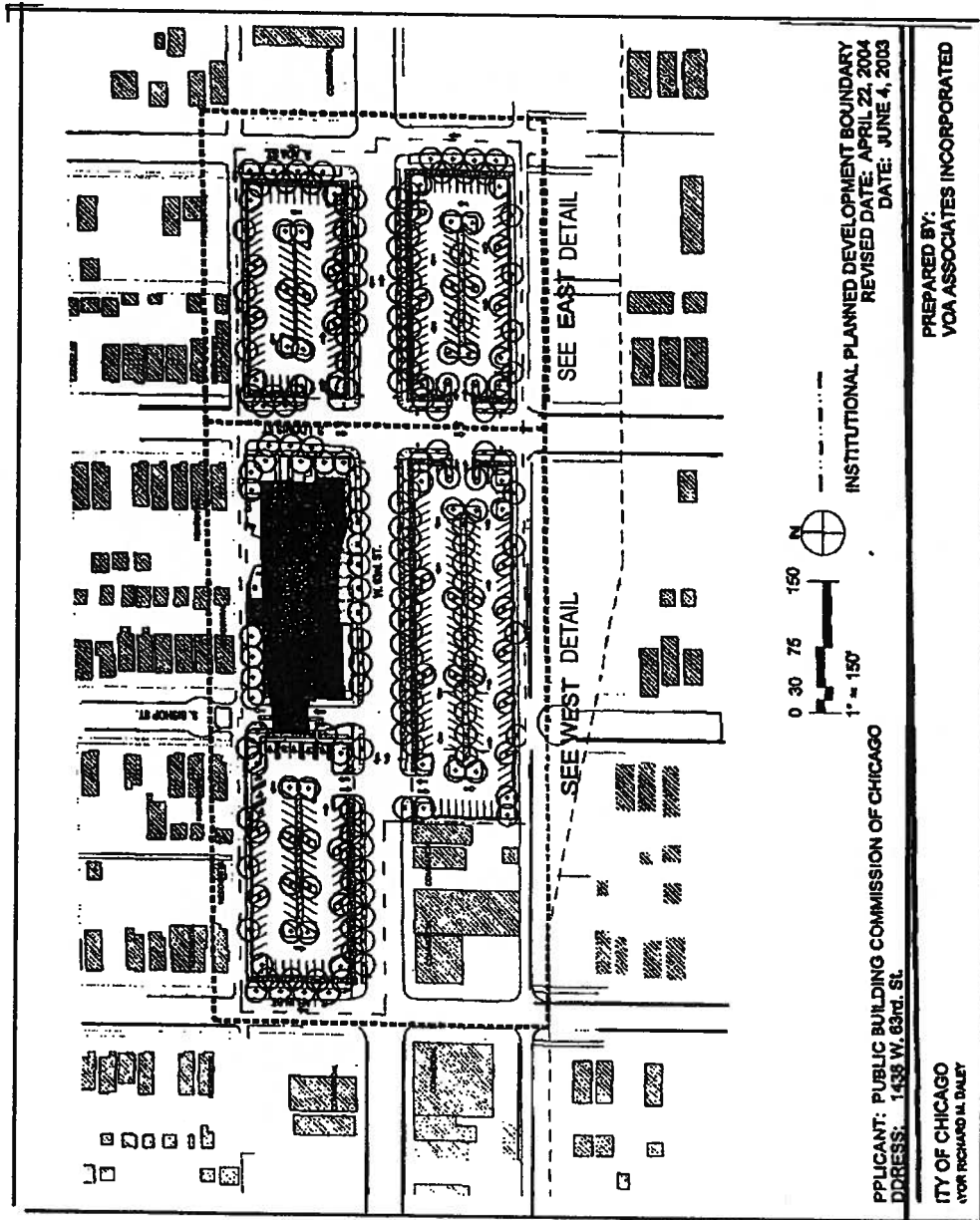


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25413

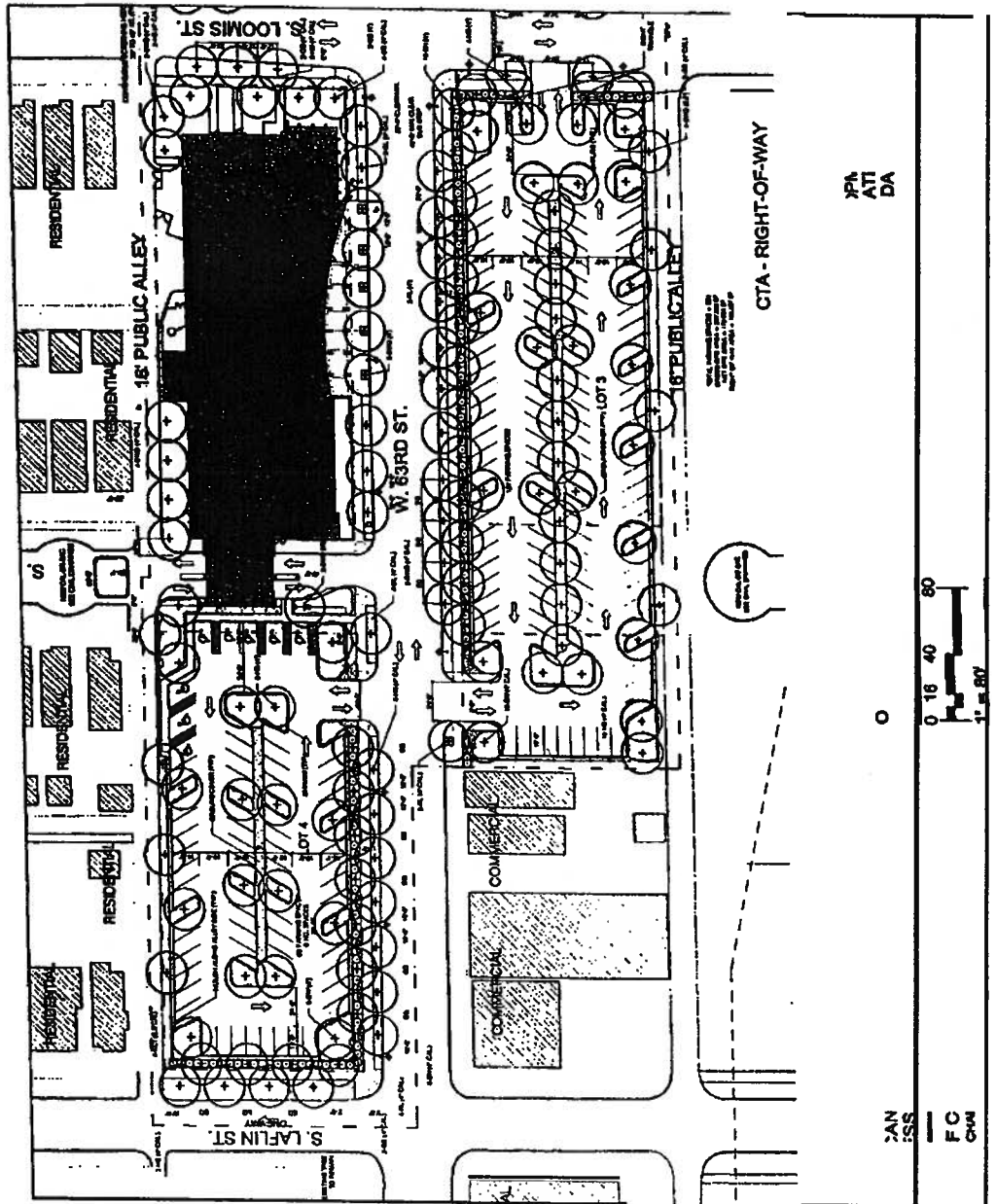
General Landscape Plan.







Landscape Plan -- West Detail.





## Building Elevations.

